

**Torrey Pines Community Planning Board Regular Meeting**

Thursday, November 11, 2020 **APPROVED** Minutes

Zoom Meeting

Board Member	Term Expiration	Continuous Service	Present	Absent	Total Absences*
Troy Van Horst, Chair	3/2022	4	x		
Elizabeth Shopes, Vice Chair	3/2023	1	x		
James Smith, Treasurer	3/2023		x		
Susan Lyon, Secretary	3/2021	2	x		
Eduardo Savigliano	3/2023		x		
Samson Gavranian	3/2022	3		x	5
Jeff Harasha	3/2022		x		1
Jake Mumma	3/2022	6	x		3
Brad Remy	3/2021	2	x		
Mike Hastings	3/2021	2	x		2
Deborah Currier	3/2021		x		
(REMAINS OPEN)	3/2021				
(REMAINS OPEN)	3/2021				

\*Per our bylaws, a fourth cumulative, or a third consecutive, absence in the board year (April-March) will result in a written report from the secretary documenting the seat’s vacancy. The absence tally, above, will serve as said report.

There is no excused absence, thus the generous policy for our volunteers. Secretary notes attendance at start of Zoom meeting, confirms all attendees still in attendance after each vote to get numbers correct.

There should be 13 board members on the TPCPB.  
 PRC public members: Daniel Jensvold (not present); Adam Gevanthor (not present)

**CALL TO ORDER at 7:00 pm: Troy Van Horst, Chair**

**Visiting Speakers**

**Barbara Bry, Councilmember for District 1.** Last day is Dec 11, Joe LaCava will be taking over and staff is already working with him for a smooth transition. Reach out to [joe.lacava@gmail.com](mailto:joe.lacava@gmail.com) if you want to get in touch.

**Officer Briggs, SDPD,** Noted that home burglaries on the rise, cameras are the best evidence, they help with car thefts as well. Liz Shopes asked about Neighborhood Watch, Officer Briggs said you can get in touch with him, and Moriah from Barbara Bry's office gave Susan the following info for anyone

interested.

*If DMH is interested in a Neighborhood Watch, here is the website for more information from the city. You can also apply for "Neighborhood Watch" signs to be posted around your community (which alone are a deterrent for criminal activity.)*

General info:

<https://www.sandiego.gov/police/services/prevention/neighborhoodwatch>

Sign application:

<https://sandiego.seamlessdocs.com/f/neighborhoodwatchsigns>

- A. Non-Agenda Public Comment: Issues not on the Board Agenda but with the Jurisdiction of the Community Planning Board. Time limit, 3 minutes per speaker (Board does not respond to speaker per City Council Policy.).
- B. Report by Treasurer: No new info from Jim Smith.
- C. General Announcements: Conduct at meetings follows City Council 600-24.
- D. Modifications to the agenda (add Bernie Turgeon from City Planning and discussion of cancelling December meeting): Motion to Approve the Agenda as amended passed unanimously, 10-0.

**SANDAG Train Rail Realignment Presentation – Linda Culp, Principal Planner, SANDAG** [lcu@sandag.org](mailto:lcu@sandag.org) or 619-699-6957. (Slides not rec'd to attach to minutes.)

Study will finish in Summer 2021, Jim Smith asked, and Linda suggested TPCPB bring her back after the first of the year (January/February)

<https://keepsandiegomoving.com/Lossan-Group/Lossan-intro.aspx>

Savigliano commented that the project should be reviewed as a regional matter to resolve, looking at the Interstate 5 alternative presented, but also continuing all the way to Oceanside. Not only does the bluff stabilization need to be resolved, but the region's rail line should project a consistent solution to the concept of the Last Mile Travelled. This is the second busiest rail corridor in the nation, federal attention should be brought to effectively connect the ports of Los Angeles and Ensenada, given the volume of cargo trade in the region.

- A. Mike Hastings, Los Peñasquitos Lagoon Foundation was awarded a grant from the Coastal Conservancy to explore options for **managed retreat of the North Beach parking lot** as a proactive approach to address the impacts of climate change and projected sea level rise using nature-based approaches like living shoreline. There will be workshops as the exploration begins, please watch the [Lagoon Foundation](#) website for dates and more information. (Slides attached to minutes. "2 PresPubAccessTPSNR (TPCPB) 11.12.2020")

- B. Bernie Turgeon, City looking for feedback on upcoming election for community planning boards.

**OFFICIAL INFORMATION REPORTS** (handled earlier in meeting than usual due to large action agenda):

- 1. Councilmember Barbara Bry’s representative, Moriah Gaynor, [MGaynor@sandiego.gov](mailto:MGaynor@sandiego.gov)  
Traffic report on Mango, looking for implications from engineering, but assigned staff out for the week. Portofino is 2-3 weeks out for stop sign evaluation.

**OPERATIONS FOR TIER # 1 OR THE PURPLE TIER**  
*SECTORS OPEN WITH MODIFICATIONS*

<p><b>Critical Infrastructure</b> – open</p> <p><b>Limited Services</b> – open</p> <p><b>Outdoor Playgrounds and Recreational Facilities</b> – open</p> <p><b>Hair Salons and Barbershops</b> – open indoor</p> <p><b>Personal Care Services</b> – open indoor</p> <p><b>Retail</b> – 25% indoor</p> <p><b>Shopping Centers</b> – 25% indoor with no food courts</p> <p><b>Restaurants</b> – outdoor only</p> <p><b>Wineries</b> – outdoor only</p> <p><b>Bars, Breweries, and Distilleries</b> – closed</p> <p><b>Family Entertainment Centers</b>- outdoor only (e.g., kart racing, mini golf, batting cages)</p> <p><b>Hotels and Lodging</b> - open</p>	<p><b>Cardrooms, Satellite Wagering</b> – outdoor only</p> <p><b>Offices</b> – remote</p> <p><b>Professional Sports</b> – open without live audiences</p> <p><b>Live Audience Sports</b> – closed</p> <p><b>Amusement Parks</b> - closed</p> <p><b>Places of Worship</b> – outdoor only</p> <p><b>Movie Theaters</b> – outdoor only</p> <p><b>Museums</b>– outdoor only</p> <p><b>Gyms</b> – outdoor only</p> <p><b>Zoos/Aquariums</b> – outdoor only</p> <p><b>K-12 Schools</b> – distance learning if not already open for in-person instruction</p>
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We are moving to purple tier for at least three weeks, please see image above, provided by the City. Handover to Councilmember LaCava's still staffing, so not sure what will be changing. Moriah will be compiling all the resources and emails to leave the next person so there's great continuity. Recommended TPCPB save any emails to Moriah or anyone else who might be leaving City Hall, as they will no longer be able to access those emails.

Eduardo Savigliano emphasized the continuity of the council rep is very important for planning boards. As Joe LaCava knows from his experience with CPG's the strong relevance of CP Groups in decisions made by the City.

2. SD County Supervisor Kristin Gaspar's representative, Corrine Busta, [Corrine.Busta@sdcountry.ca.gov](mailto:Corrine.Busta@sdcountry.ca.gov) (not present)

3. State Senator Toni Atkins' representative, Miller Saltzman, [Miller.Saltzman@sen.ca.gov](mailto:Miller.Saltzman@sen.ca.gov) (not present)

4. 78th District Assemblymember Todd Gloria's representative, Matthew Gordon, [Mathew.Gordon@asm.ca.gov](mailto:Mathew.Gordon@asm.ca.gov) (not present)

## **ACTION ITEMS**

1. Action to approve past meeting minutes.  
Thursday, October 8, 2020  
Motion to approve passed, 9-1-0 (Mike Hastings abstained).
2. Discuss upcoming Torrey Pines Community Planning Board election, format, candidate recruitment. City is looking at different ways boards can conduct elections next March. Last year they were suspended indefinitely due to COVID. City looking at mail-in ballot or if there's a safe manner to do it in person. Vacancies can be filled by appointment when there is only one, beyond that we must run an election.
3. December meeting will happen, it was suggested we lighten the agenda of all information reports due to transitions in public offices and focus only on Complete Communities and projects that require action after PRC review so as not to delay applicants.
4. CPC update – Brad Remy. Discuss 2020 Municipal Code Update, [Complete Communities](#) and other CPC topics, give direction to CPC representatives, discuss possible meeting day change. City approved all but Play Everywhere on Monday. There may be amendments, Todd Gloria has discussed that in a general way. Eduardo Savigliano reported back after a small dive into the plan that there are issues for Torrey Pines as we are sidelined into traffic zone 4, so we will get no investment. SANDAG mobility and Complete Communities don't seem to have aligned. CPC has expressed that the planning boards have not been involved enough early enough in this discussion. Proposed we have a special meeting to cover complete communities. Bernie Turgeon noted in chat: Complete Communities is not effective within the Coastal Zone until approval by the California Coastal Commission.

5. Project Review - Villa Montana CD/PDP/TM Project 653845  
Project Manager: Edith Gutierrez, EGutierrez@sandiego.gov  
Applicant: David Smith 858.831.0111  
Adam Gevanthor, PRC Chair, presented PRC overview. (Slides attached to minutes. "3 Villa Montana PRC Presentation")

Motion to extend meeting at 8:55 pm, passed 9-1

Carlos Wellman presented the project. (Slides attached to minutes. "4 Miramontana-110220"). The owner and architect listened to the neighbors and he presented a fundamentally different project, a single family home with an ADU, with no lot split. (Making Adam's PDF presentation less relevant.)

Comments in the chat from some neighbors, some of whom had seen the new plan prior to the meeting, were positive. Katrina Heffinger wrote "Thanks Carlos and the property owner for listening to the community!" Liz Shopes noted "This is the second project that I've seen lately where the property owners and architects listened to the community. That is so great to see." Jeffrey Burges wrote "We are very fortunate tonight neighbors! Alejandro and Carlos Rock". Some concerns still remain from other neighbors. As the general concerns from PRC for the two-house project are included in the PDF attachment and several letters sent to the board, the board knew enough to know the new plan had not been shared with other neighbors yet, and it was impossible to tell if those concerns had been addressed. Adam noted this project shouldn't be discussed at this time because the project, as now presented, hasn't gone through the City or the PRC, and hasn't been properly noticed as the project changed from what had been publicly noticed on our agenda.

Eduardo also pointed out we cannot review this project at this time and we need to abide by the set process. Susan stated that we were bound by our bylaws and we couldn't continue the discussion of this project, despite all the neighbors who had shown up to talk and sent emails earlier. She suggested we adjourn the meeting and hand control over to Adam to let the community use the Zoom call to chat amongst themselves, much as they might in a physical meeting location.

Carlos expressed understandable concern that the process has been challenging for the owner, but the board could not take action on the item.

END COMMENTS

Enid Sherman wanted to talk about a fire safety and brush management program in the chat. Jake Mumma noted there was a committee in the past, but it has been disbanded.

Liz Shopes reiterated we may want to move our meeting to make it easier to be responsive to CPC agendas.

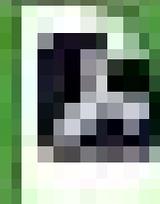
Chair adjourned the meeting. 9:33 pm.

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**Addendum**

TPCPB is happy to add information from government and other representatives that supplement the meeting minutes above in order to make our minutes a more valuable resource for the community. Any notes below are printed as supplied.

In this case we had a number of presentations, and those slides as PDFs are attached to these minutes. Because there are three slide decks and each has multiple pages, they have been referenced in the minutes above by PDF file title as supplied by the presenter with a number only added in front, to create a logical order when downloaded.

- 1 (SANDAG slides not rec'd to attach to minutes)
- 2 PresPubAccessTPSNR (TPCPB) 11.12.2020
- 3 Villa Montana PRC Presentation
- 4 Miramontana-110220



2 PresPubAccess5TPSNR (TPCPB) 11.12.2020.pdf

# PRESERVING PUBLIC ACCESS TO TORREY PINES STATE NATURAL RESERVE

## Managed Retreat of the North Beach Parking Lot

Torrey Pines Community Planning Board. November 12, 2020



**CALIFORNIA DEPARTMENT OF  
PARKS AND RECREATION**  
(San Diego Coast District)

**LOS PEÑASQUITOS LAGOON  
FOUNDATION**  
Connecting Communities Since 1983



# WHY ENGAGE STAKEHOLDERS?

- To help inform the development of managed retreat alternatives for the North Beach Parking Lot at Torrey Pines State Reserve.

## WHY IS THAT IMPORTANT?

- Stakeholder engagement provides the opportunity to gain an understanding of how different user groups perceive, prioritize and interact with public resources and services.

## WHY NOW?

- Stakeholder engagement performed early during the planning process can help deliver a product that provides multiple benefits and encourages stewardship.



# PROJECT TEAM

- **CA STATE PARKS (SAN DIEGO COAST DISTRICT) - LANDOWNER**
  - Darren Smith, District Services Manager
  - Cara Stafford, Environmental Scientist
  
- **LOS PEÑASQUITOS LAGOON FOUNDATION – GRANT RECIPIENT**
  - Mike Hastings, Executive Director
  - Shirley Innecken, Senior Ecologist
  
- **GHD – COASTAL ENGINEERING CONSULTANT**
  - Brian Leslie, Senior Coastal Scientist
  - Mitch Duran, Maritime & Coastal Engineer
  
- **CALIFORNIA STATE COASTAL CONSERVANCY – FUNDING ENTITY**
  - Joel Gerwein, South Coast Program Deputy Manager



# PROJECT LOCATION



# PROJECT NEED

- The North Beach Parking Lot is a major access point to Torrey Pines State Beach and provides unique views of Los Peñasquitos Lagoon and Torrey Pines Headland.
- The North Beach Parking Lot provides key amenities to the public and facilities for State Parks but needs improvements.
- Sea level rise projections indicate the North Beach Parking Lot will be vulnerable to coastal flooding and storm runoff.
- Managed retreat allows for comprehensive approach to maximize ecological and community benefits versus a reactive response to coastal flooding that is often piecemeal.
- Address challenges to vector, storm runoff and sewage management with the lot's current configuration and elements.



# PROJECT BACKGROUND

- Identified as a priority in the 2017 update of the Los Peñasquitos Lagoon Enhancement Plan.
- Climate Ready Grant 2019
- Three broad approaches were selected for consideration:
  - Work within existing footprint.
  - Relocate to an upland location.
  - Relocate to an offsite location.
- Project Components:
  - Site Assessment
  - **Stakeholder Outreach & Engagement**
  - Alternative Analysis
  - Engineering Design



# PROJECT BENEFITS

- Long-term preservation of public access and opportunities for active and passive recreation in the northern section of the Torrey Pines State Natural Reserve.
- Improvements to the North Beach Parking Lot and related facilities that are resilient to climate change using nature-based approaches (Living Shoreline)
- Inform future coastal planning efforts through a project that integrates climate science, engineering, landscape architecture, and ecology.
- Recovery of habitats native and historic to Los Peñasquitos Lagoon in areas that are currently hardscape.
- Supports protection of listed species, special status plants and biodiversity in a State Preserve.
- Improvements to vector, storm water and sewage management.



# HISTORY OF THE NORTH PARKING LOT



Photo credit CA State Parks or San Diego History Center.

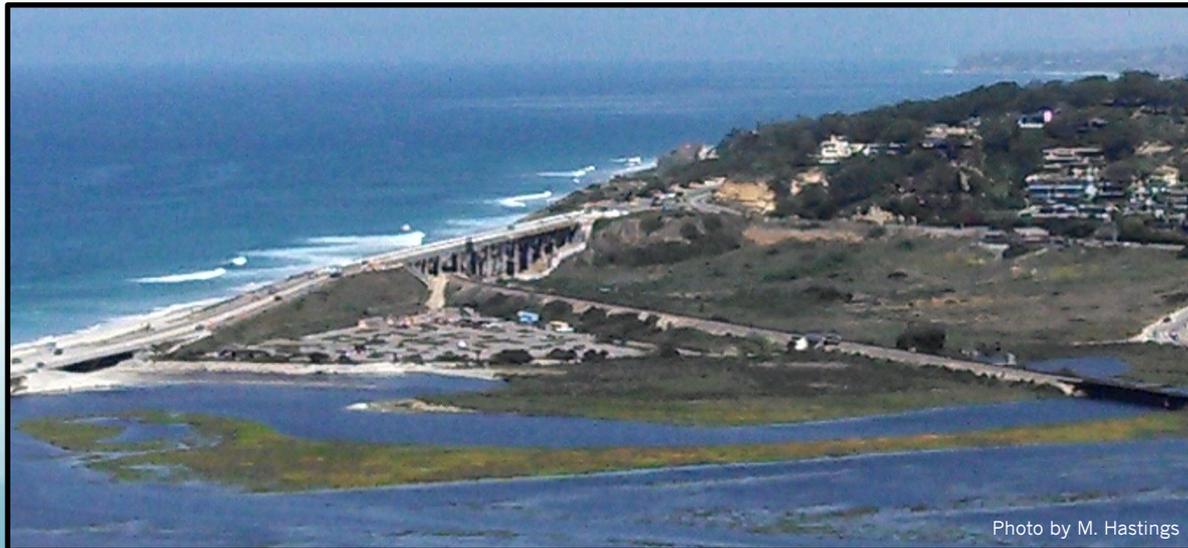


Photo by M. Hastings

# BIRTH OF SUNKEN CITY - 1932



1932 Construction of North Torrey Pines Lower Bridge over the inlet at Los Peñasquitos Lagoon.  
Photo credit CA State Parks or San Diego History Center.

Sunken City created when tourist cabins on the beach moved east of coast highway during construction of Highway 101

# SUNKEN CITY - 1943



Circa 1940. Sunken City after construction of Highway 101. Photo credit CA State Parks or San Diego History Center.

By 1943 Sunken City had 15 houses and a brine shrimp pond.

# END OF SUNKEN CITY - 1952



Circa 1966 . North Beach Parking Lot replacing Sunken City Photo credit CA State Parks or San Diego History Center.

1952 City of San Diego turns over Torrey Pines State Beach to California State Parks and Sunken City relocated to make room for the North Beach Parking Lot (completed in 1968).

# NORTH BEACH PARKING LOT in 2020

525 parking spaces

New modular bathrooms

Lifeguard trailer and storage container

Pay kiosk

2 beach access points

Showers



***“Facts do not cease to exist because they are ignored”***

**– Aldous Huxley**

# **WHY PLAN FOR THE FUTURE?**

## **Climate Change & Managed Retreat**



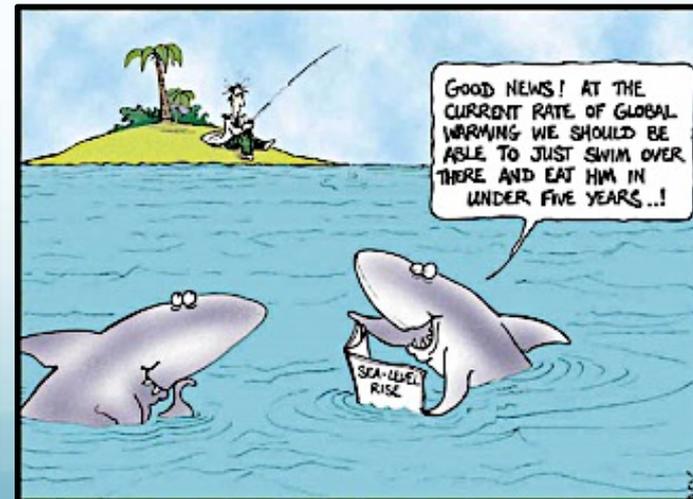
Photo by M. Hastings



Photo by M. Hastings



Photo by M. Hastings



# PLANNING FOR SEA LEVEL RISE (SLR)

Planning Horizon	Likely Range of SLR (ft)*	0.5% Chance SLR (ft)*	SLR scenarios for adaptation planning
2050	0.5 – 1	1.8	1.6 ft – conservative scenario for 2050 planning horizon
2070	0.8 – 1.7	3.3	1.6 ft – most likely impact scenario for 2070 planning horizon 3.3 ft – conservative scenario for 2070 planning horizon
2100	1.3 – 3.1	6.7	3.3 ft – most likely impact scenario for 2100 planning horizon 6.6 ft – conservative scenario for 2100 planning horizon



Graphics & Photos by GHD

# LIVING SHORELINES & MANAGED RETREAT



## LIVING SHORELINES SUPPORT RESILIENT COMMUNITIES

Living shorelines use plants or other natural elements—sometimes in combination with harder shoreline structures—to stabilize estuarine coasts, bays, and tributaries.



**One square mile** of salt marsh stores the carbon equivalent of **76,000 gal of gas** annually.



Marshes trap sediments from tidal waters, allowing them to **grow in elevation** as sea level rises.



Living shorelines improve **water quality**, provide fisheries **habitat**, increase **biodiversity**, and promote **recreation**.



Marshes and oyster reefs act as natural **barriers** to waves. **15 ft** of marsh can **absorb 50%** of incoming wave energy.



Living shorelines are **more resilient** against storms than bulkheads.



**33%** of shorelines in the U.S. will be **hardened by 2100**, decreasing fisheries habitat and biodiversity.



Hard shoreline structures like **bulkheads** prevent natural marsh migration and may create seaward **erosion**.



"Hard" infrastructure like retaining walls abruptly severs the ecological connection between the coast and water.



Not only do Living Shorelines defend land against destructive waves, but they also provide crucial habitat for fish and wildlife.

Graphic by NOAA



Graphic by NOAA

The National Centers for Coastal Ocean Science | [coastalscience.noaa.gov](http://coastalscience.noaa.gov)

# MANAGED RETREAT AT TORREY PINES



Torrey Pines State Beach (2/25/2016). Photo: M. Hastings



Beach access ramp (3/01/2016). Photo: M. Hastings



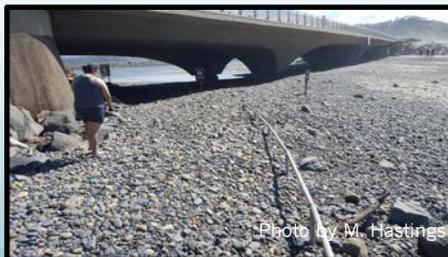
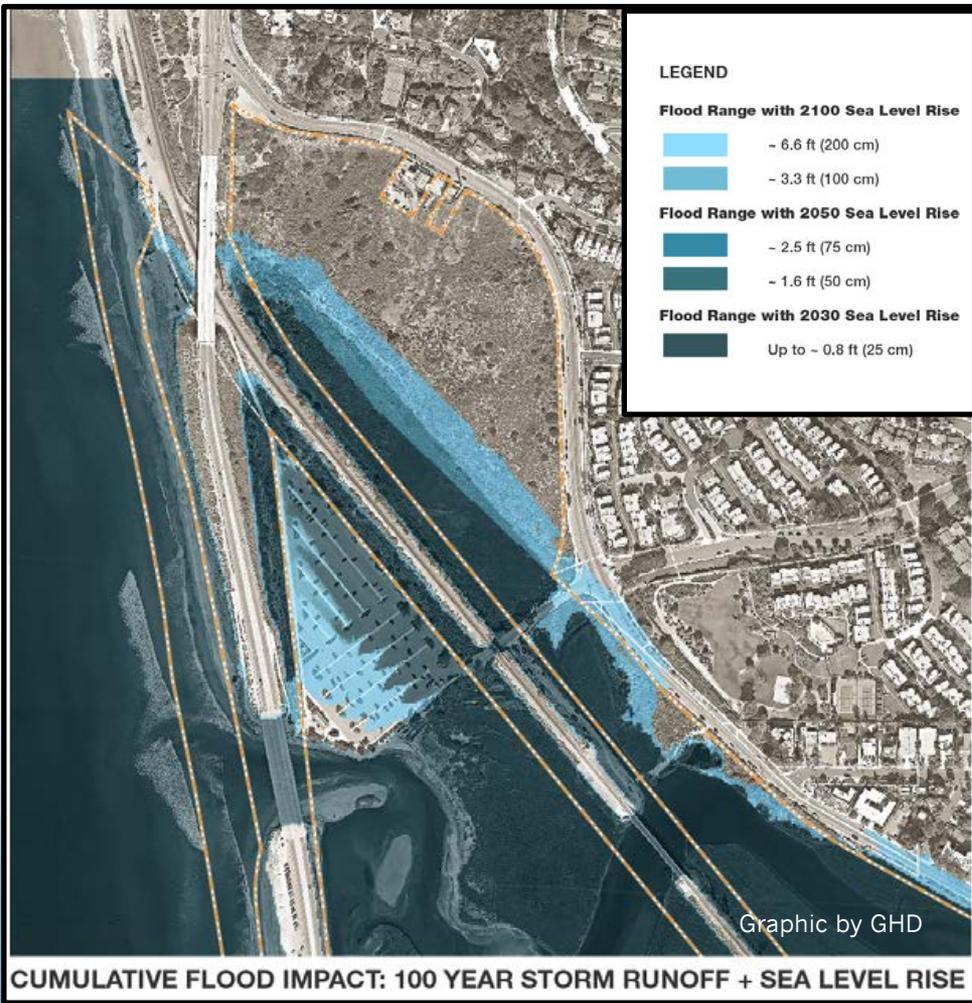
Beach access ramp (2/10/2017). Photo: M. Hastings



Beach access ramp (3/01/2016). Photo: M. Hastings

# NORTH BEACH LOT & CLIMATE CHANGE

- Vulnerability to coastal flooding & wave energy
- Vulnerability to riverine inundation
- Beach access ramp
- Vector & storm water management



# PRELIMINARY CONCEPTS FOR MANAGED RETREAT

## Existing Footprint, Upland Relocation, Hybrid

**OPTION: A-1 "SMALLER FOOTPRINT"**



Reduce lot size and add habitat along lot edges. Graphic: GHD

**OPTION: B-4 "FULL RETREAT"**



Relocate lot upland and restore habitat in old footprint. Graphic: GHD

**OPTION: C-1 "CAPPED REPLACEMENT"**



Reduce lot size with covered parking and add habitat to roof and along edges. Graphic: GHD

**OPTION: A-3 "CAPPED FRONTAGE"**



Reduce lot size and add upland (covered) parking. Habitat added along edges and to roof. Graphic: GHD

# NEXT STEPS

**Workshop 1.** Introduction to the project, climate change and managed retreat. Date/Time TBD

**Workshop 2.** Further explore and develop concepts for working within the existing footprint of the North Beach parking lot. Date/Time TBD

**Workshop 3.** Further explore and develop concepts for upland retreat of the North Beach parking lot and relocation offsite. Date/Time TBD

**Workshop 4. TBD.** Explore opportunities to integrate cultural resource education with Native American bands/tribes and/or outreach to communities within the watershed identified as disadvantaged by the State. Date/Time TBD

## Technical Analysis

**Workshop 5.** Present results from Workshop 2 – Workshop 4 and technical analysis. Final 3 concepts to be evaluated in the feasibility study. Date/Time TBD

## Feasibility Study and 30% Design

**Workshop 6.** Present Feasibility Study results and 30% design of the preferred alternative and 30% design. Date/Time TBD

*“Cherish these natural wonders, cherish the natural resources, cherish the history and romance as a sacred heritage, for your children and your children’s children.”* — Theodore Roosevelt

**THANK YOU!**



**[Lospenasquitos.org](http://Lospenasquitos.org)**

Photo by M. Hastings



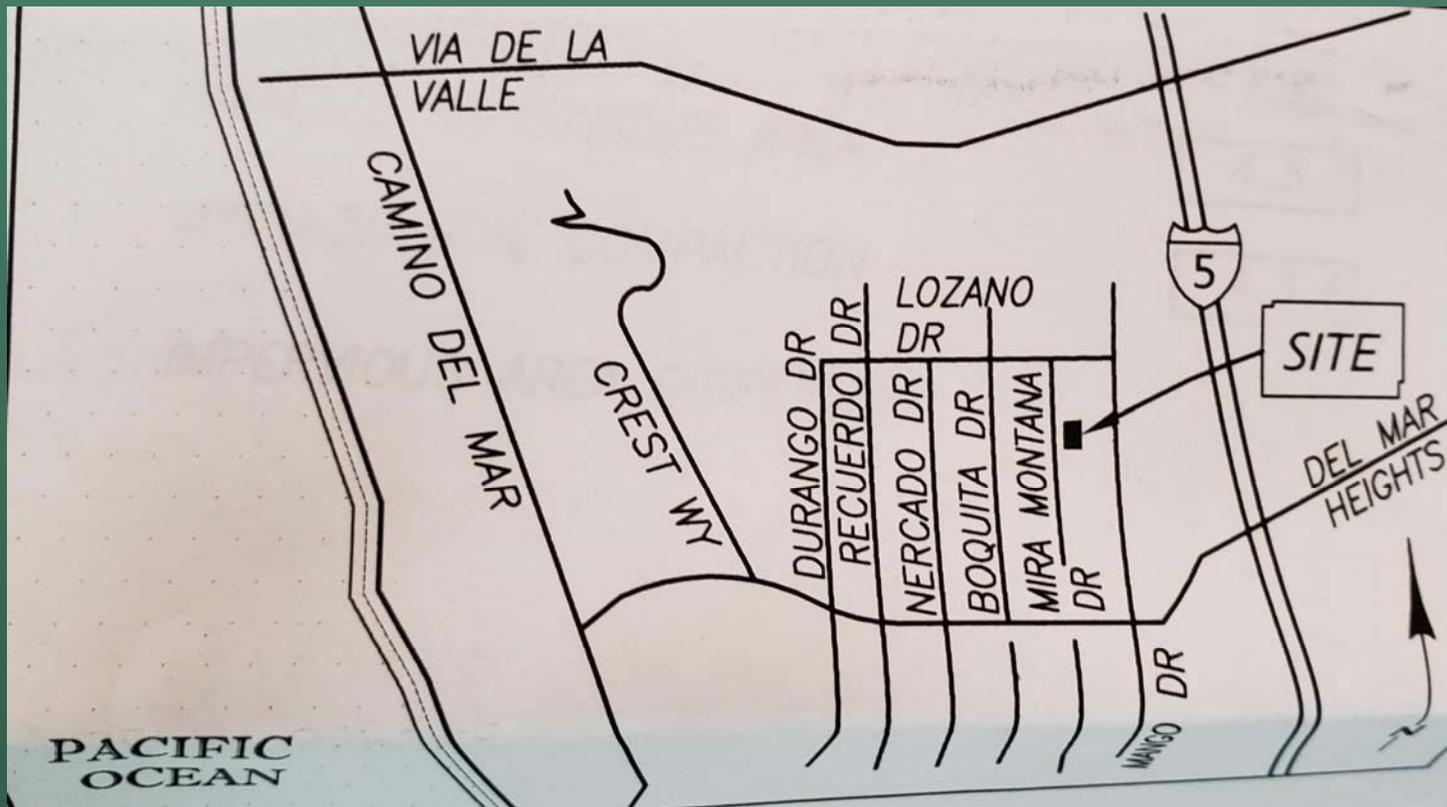
3 Villa Montana PRC Presentation.pdf

# Villa Montana

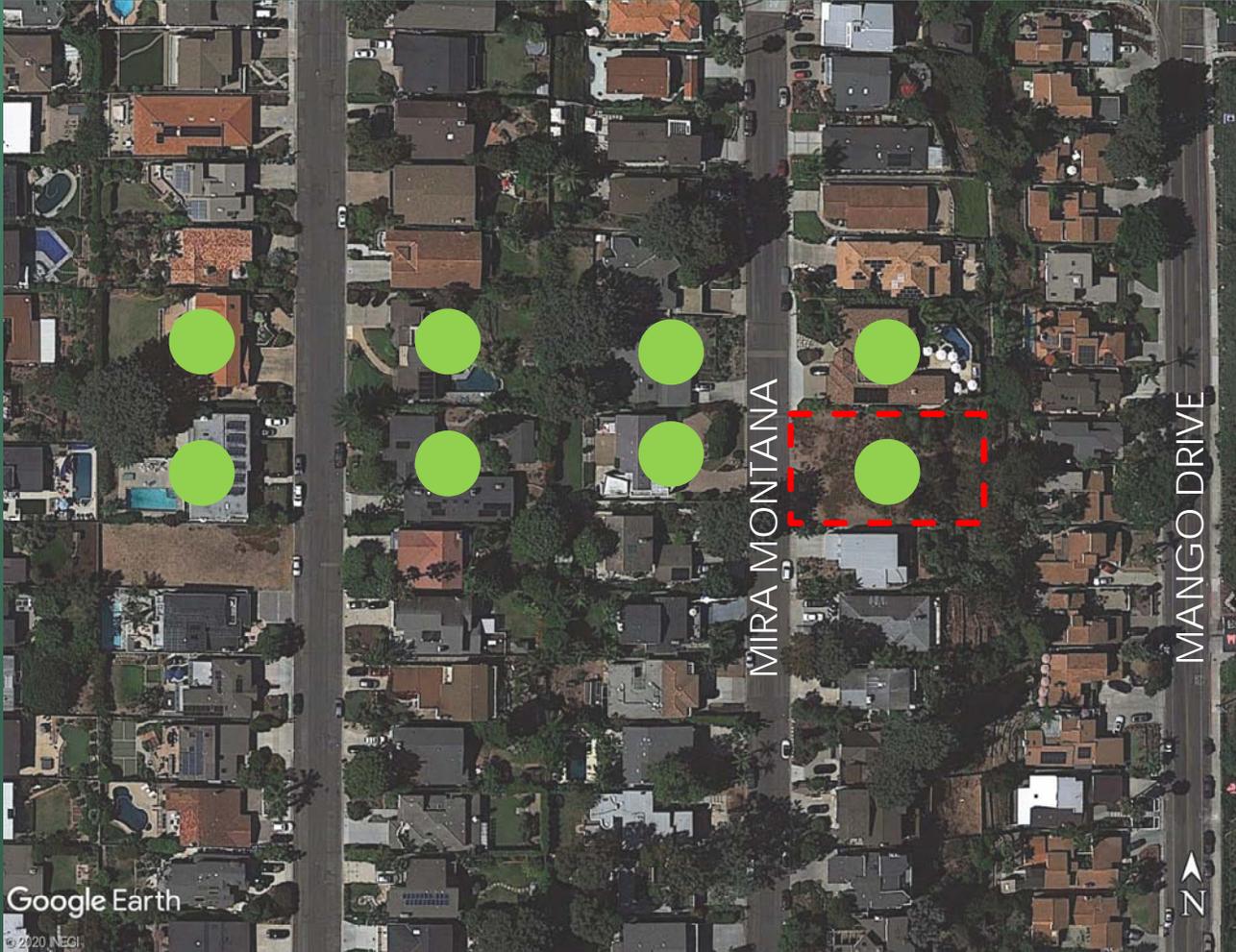
PROJECT NO: 653845

TORREY PINES- (PROCESS 4) COASTAL DEVELOPMENT PERMIT, PLANNED DEVELOPMENT PERMIT, AND TENTATIVE MAP FOR THE **SUBDIVISION TO CREATE TWO NONCONFORMING LOTS AND CONSTRUCT TWO NEW SINGLE FAMILY RESIDENCES**. EACH TWO STORY RESIDENCE WILL BE 3,700 SQUARE FEET WITH ATTACHED 583 SQUARE FEET GARAGE, LOCATED ON A 0.297-ACRE SITE, NORTH OF DEL MAR HTS. RD. ON MIRA MONTANA DR. IN THE RS-1-6 AND THE COASTAL (NON-APPEALABLE) OVERLAY ZONE WITHIN THE TORREY PINES COMMUNITY PLANNING AREA. COUNCIL DISTRICT 1.

# Vicinity Map (13995 Mira Montana Drive)



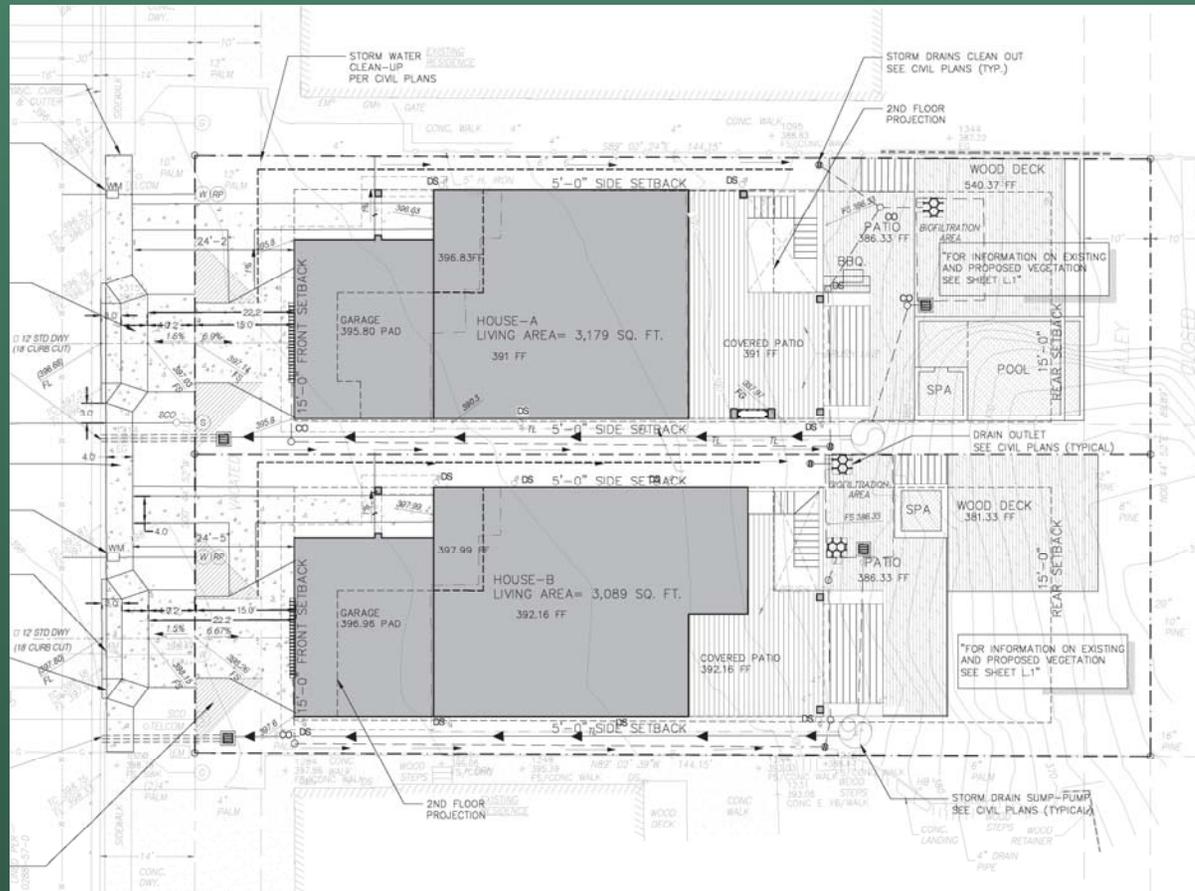
# Aerial View



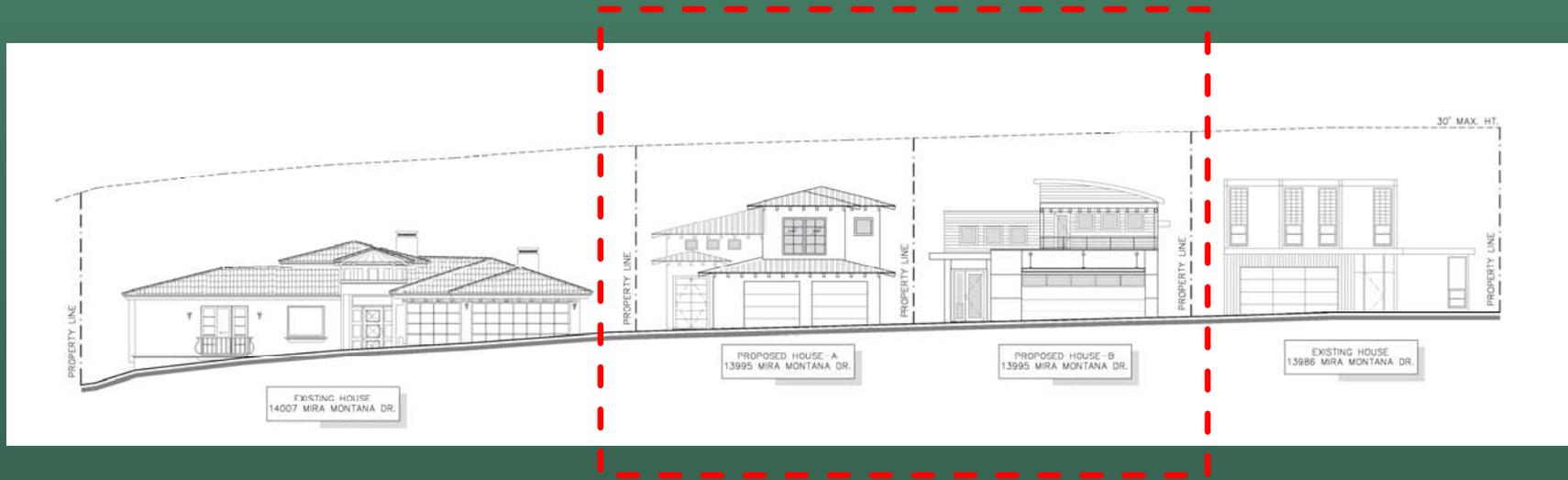




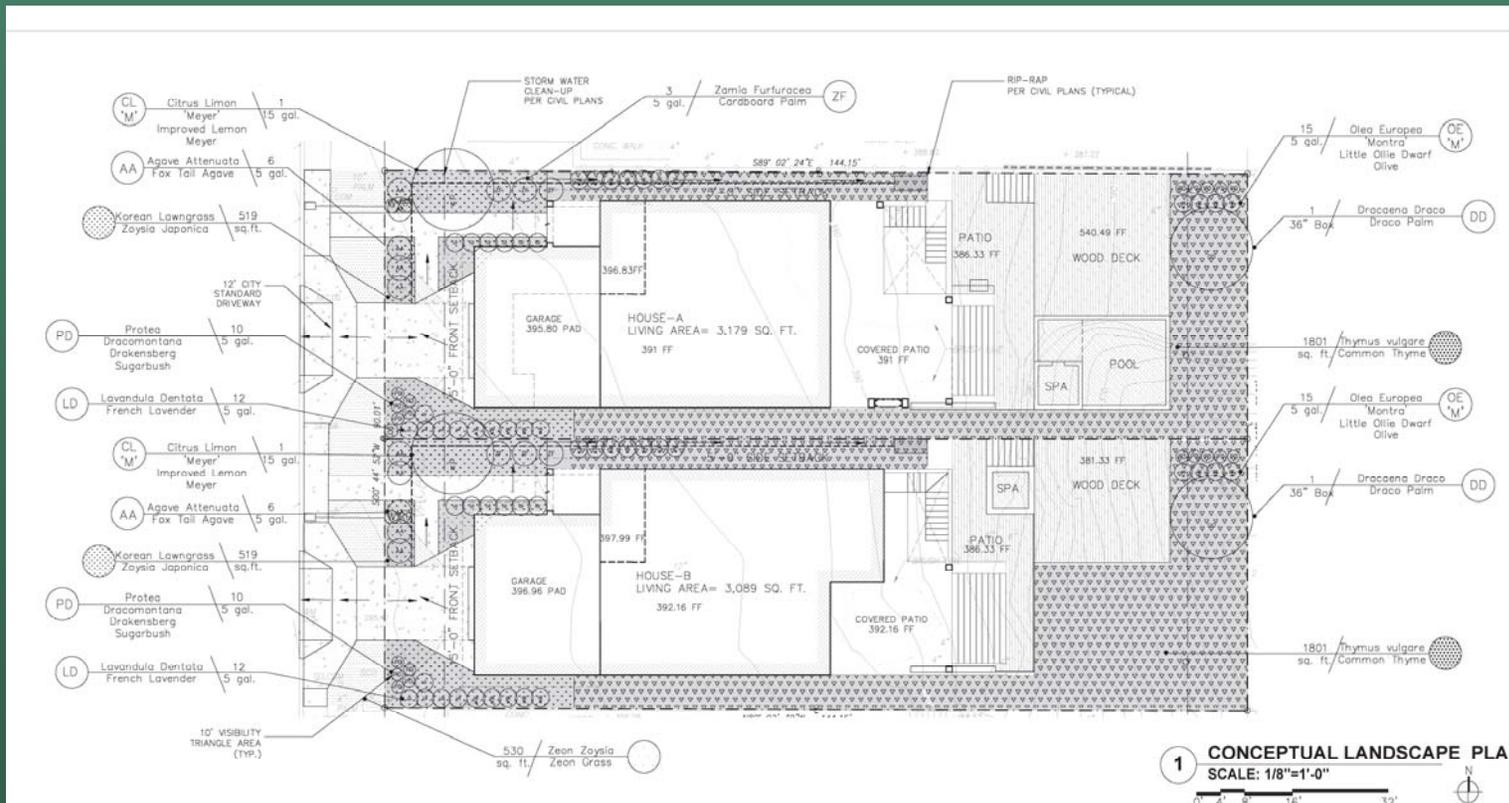
# Site Plan



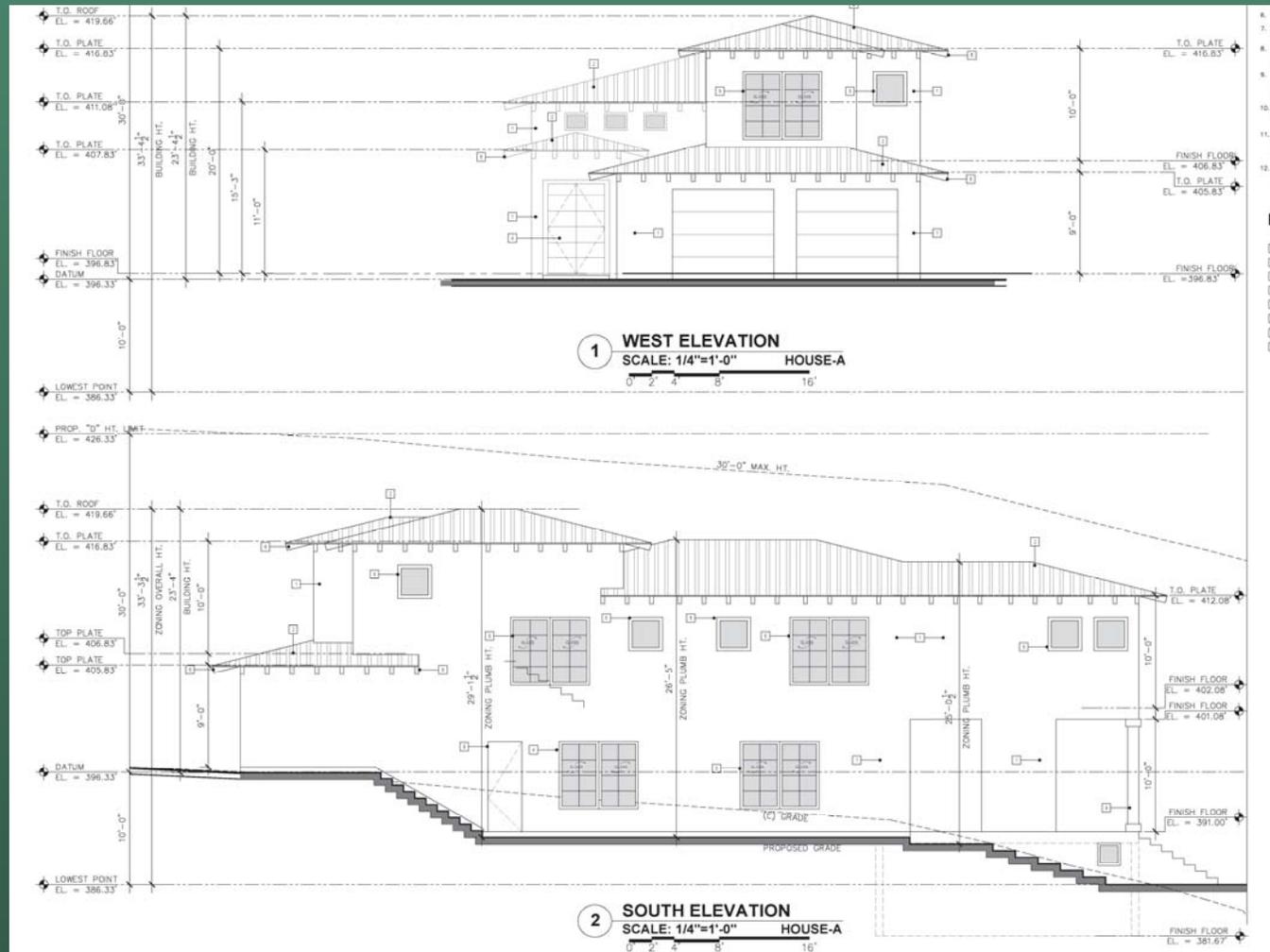
# Street Elevation



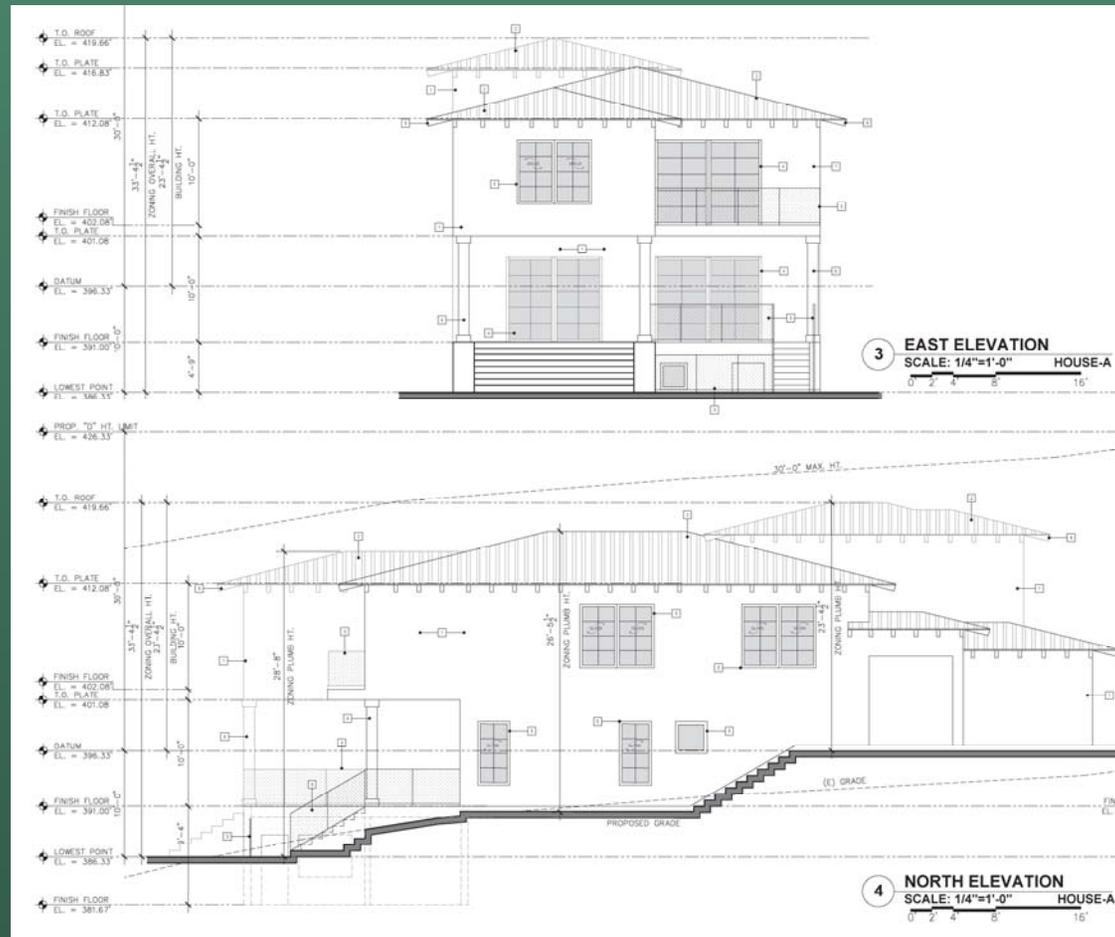
# Landscape Plan



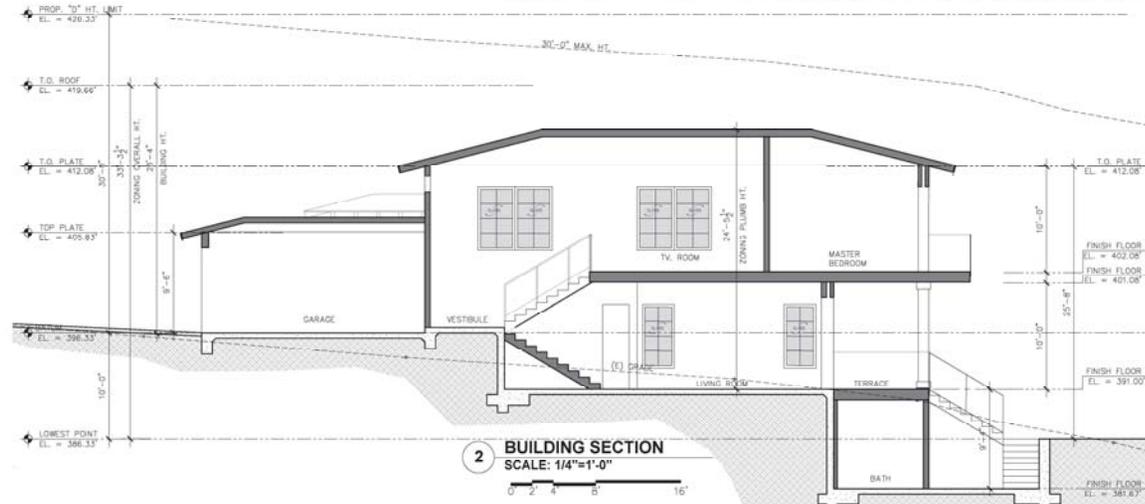
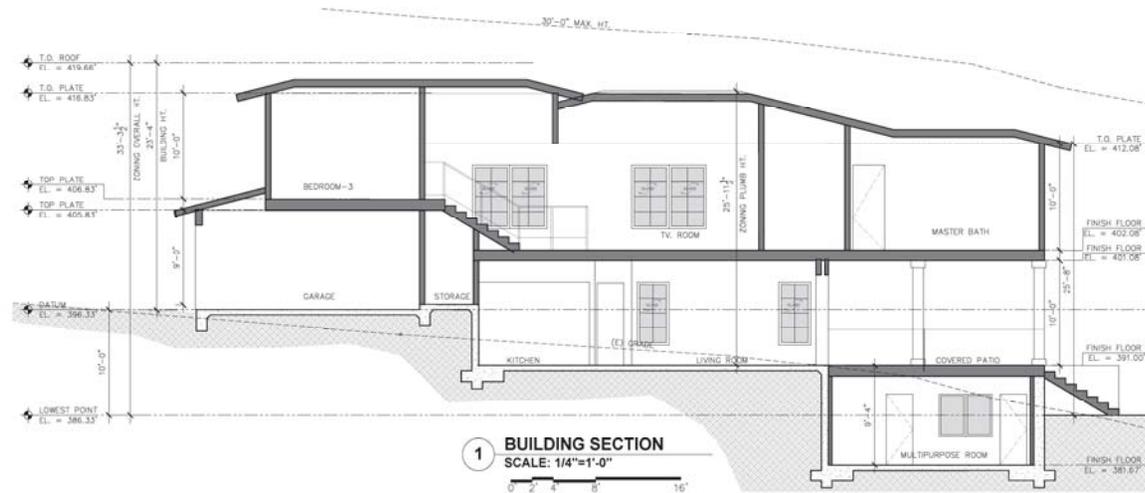
# House A Elevations



# House A Elevations



# House A Section



## SECTIONS NOTES:

1. THE BUILDING SECTION DRAWING IS FOR GENERAL INFORMATION ONLY.
2. REFER TO STRUCTURAL ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION.
3. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY THE PROPOSED STRUCTURE IS DESIGNED AND BUILT IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
4. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. THE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND SUB-CONTRACTORS.
5. THE CONTRACTOR OR SUB-CONTRACTOR SHALL NOTIFY THE DESIGNER IF ANY CONDITIONS OR DISCREPANCIES OCCUR BETWEEN THIS INFORMATION ON THIS PLAN AND ACTUAL FIELD CONDITIONS.
6. ANY DISCREPANCIES WITH THE CHANGING ARCHITECTURE ANALYSIS REPORT SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER DO NOT PROCEED UNLESS WRITTEN OR VERBAL INSTRUCTIONS ARE ISSUED BY THE DESIGNER.
7. INSULATION (UNLESS OTHERWISE NOTED):
  - 8-12 BATT INSULATION AT ALL EXTERIOR WALLS
  - R-13 BATT INSULATION AT ALL ACCESSIBLE INTERIOR WALLS FOR SOUND CONTROL
  - R-25 BATT INSULATION AT CEILING, BASES FLOOR & ROOF AREAS
  - R-25 BATT INSULATION BELOW ALL NEW AND EXISTING PATIOS
  - R-8 INSULATION BENEATH ALL NEW FLOOR SLABS

## FINISHES:

- EXTERIOR FINISHES TO CENTER LINE OF STRUCTURE (UNLESS OTHERWISE NOTED)
- EXTERIOR WALL DIMENSIONS TO FACE OF FINISH MATERIAL (UNLESS OTHERWISE NOTED)
- INTERIOR WALL DIMENSIONS TO FACE OF FINISH MATERIAL (UNLESS OTHERWISE NOTED)



Consultants

Scale:  
As Shown  
Drawn:  
E. R.  
Checked:  
C. Weisman

Original Date

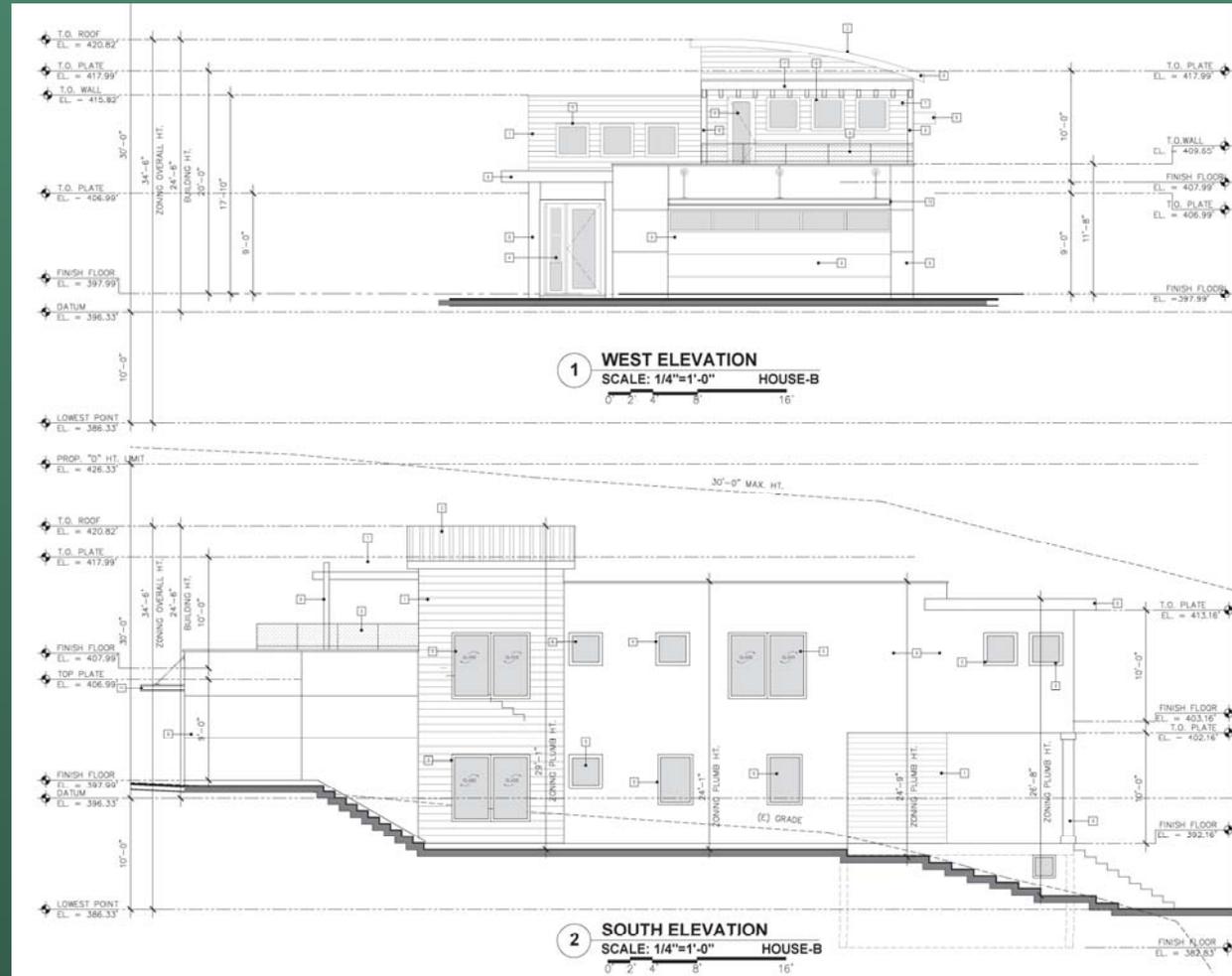
Revisions:  
 1. 05/08/20  
 2. 06/24/20  
 3. 07/30/20  
 4.  
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 8.

VILLA MONTANA HOMES  
 13665 MIRA MONTANA DR.  
 DEL MAR, CA 92010  
 Project No. BUILDING SECTIONS

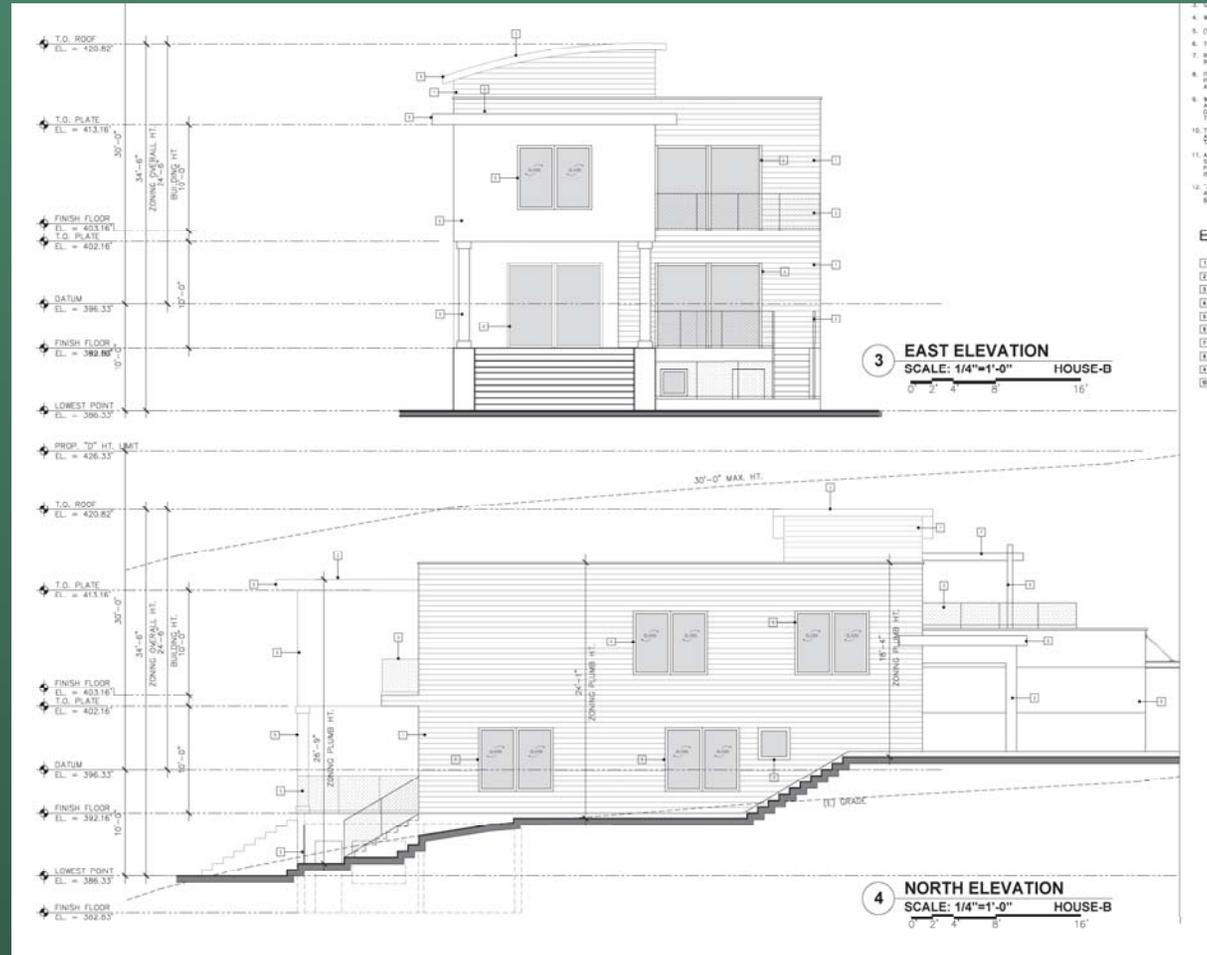
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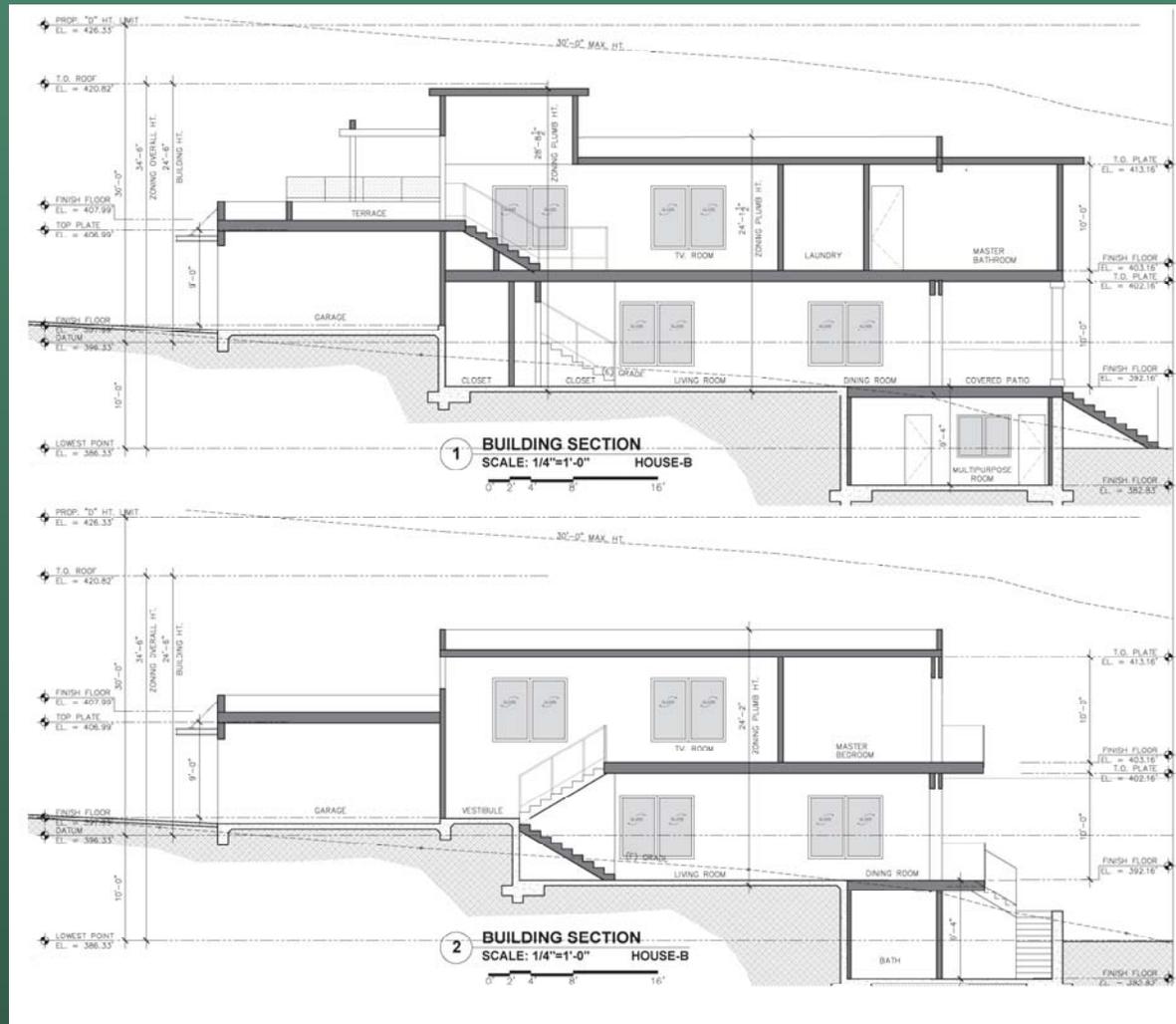
# House B Elevations



# House B Elevations



# House B Section



# Background

- ▶ Applicant presented “preliminary” project
  - ▶ Insensitive to adjacent existing residences.
  - ▶ Appeared to exceed FARs.
  - ▶ Included open garages that could be enclosed, we felt to skirt FAR limits.
- ▶ Applicant returned to PRC, presented improved elevations and enclosed garages.
- ▶ Concerns remained:
  - ▶ Project density, and setbacks.
  - ▶ Lack of landscaping to mitigate visual impacts to neighbors.
    - ▶ No street trees and visual buffers
    - ▶ Slope treatments not clear and/or undefined.
  - ▶ PRC wanted to see City’s review of project before proceeding.

# PRC Summary

- ▶ Applicant returned a third time at which point a number of neighbors were in attendance with concerns about the project.
  - ▶ Remaining Issues:
    - ▶ Lack of landscape buffers between project and adjoining neighbors,
    - ▶ Adequacy of lemon tree as “street tree” in front yard to buffer architecture from view.
    - ▶ Vegetation treatment along slope where staff identified sensitive species.
    - ▶ Impact of rear decks to neighbors below and encroachment into alley right of way. Requested cross section through property to enable study of height relationship with neighbors below.
      - ▶ It appears deck is approximately 20' above residences located along Mango Drive.
    - ▶ Whether substandard size of proposed lots compatible with immediate neighborhood – Not Del Mar Heights as a Whole.

# PRC Summary

- ▶ Whether project could meet required findings for Planned Development.
- ▶ Required Findings:
  - ▶ 1. Will not adversely affect the applicable land use plan.
  - ▶ 2. Will not be detrimental to the public health, safety, and welfare.
  - ▶ 3. Will comply with Land Development Code and **result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone**
- ▶ Community Concerns (almost a dozen spoke in opposition):
  - ▶ 1. Lot size **NOT** consistent with immediate neighborhood, project too dense for immediate neighborhood.

# Community Concerns (from meeting & letters)

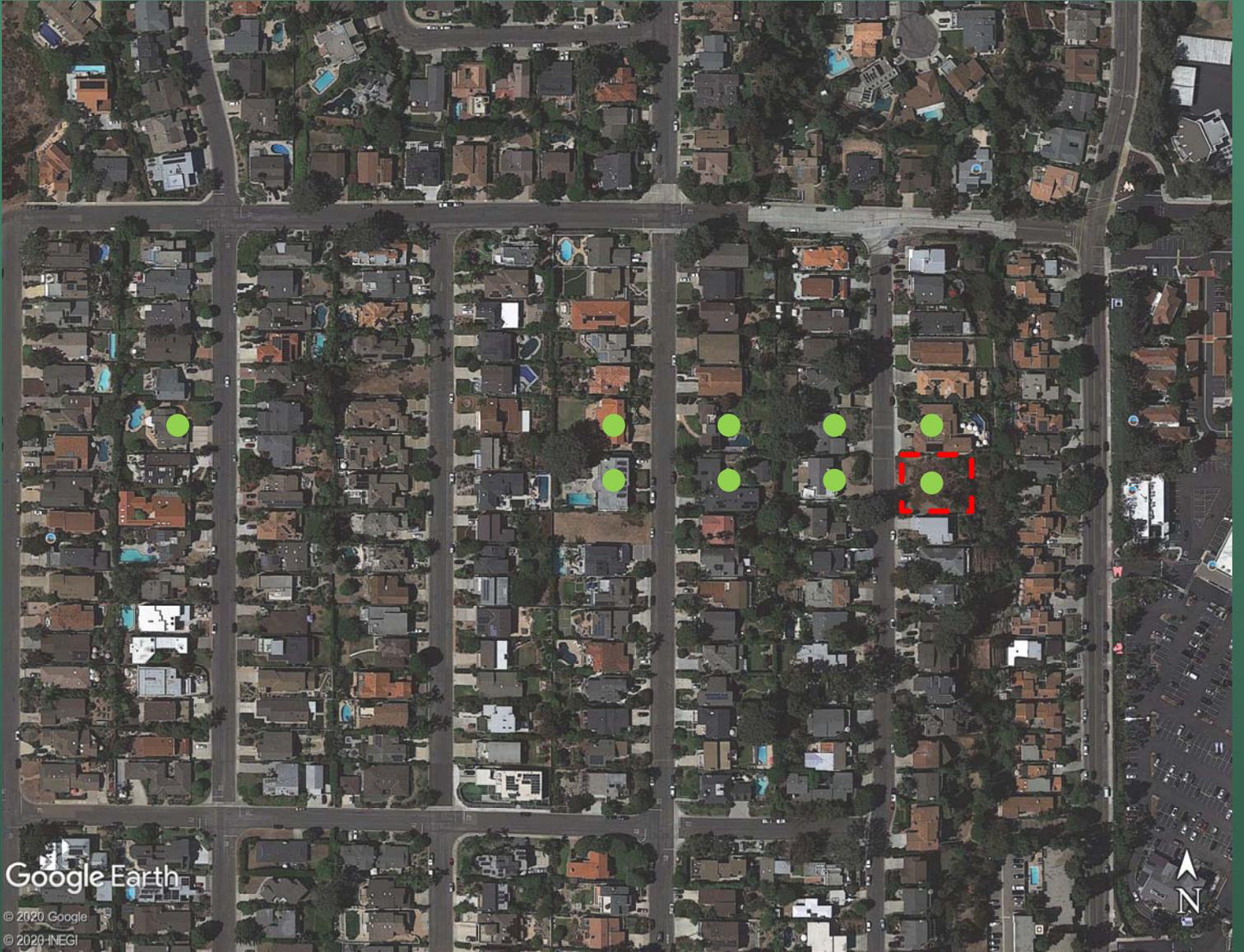
- ▶ 2. Massing of buildings and decks adversely impact downhill side of development
- ▶ 3. Slope stability concerns expressed by neighbors located on downhill side of project.
- ▶ 4. Project encroaches into alley.
- ▶ 5. Lots are overdeveloped and too massive. Will overwhelm homes along Mango Dr. downhill from project.
- ▶ 6. Even smaller lots located on Mango Drive contain homes that are smaller, that don't max out FARs.
- ▶ 7. Questioned whether height limit calculated correctly and that "land to building ration" exceed that allowed
- ▶ 8. Height of decks 20' above homeowners below.
- ▶ 9. Concerns about how drainage being handled and impacts to homeowners below

# Closing

- ▶ 1. Applicant addressed architectural concerns
  - ▶ 2. Landscape concerns partially addressed, issues remain
  - ▶ 3. Lot size study requested and not received
  - ▶ 3. **Didn't feel that subdividing the project into smaller lots would result in a more desirable project as required per Finding #3** and that based on the lot sizes in the IMMEDIATE NEIGHBORHOOD didn't agree that a smaller lot subdivision was appropriate.
    - ▶ RS-1-6 : Min Lot Size is 6,000sf; Min Lot Width is 60ft; Min Lot Depth is 95ft. Applicant seeking deviations via a Planned Development Permit which the decision-maker will either deny, approve, or conditionally approve. Lot size proposed is 45'. Lot area meets minimum.
    - ▶ Not consistent with swath of larger lots clustered east to west along mesa top in area immediately adjacent to project.
    - ▶ While smaller 50' lots exist in abundance they are scattered elsewhere and along Mango Dr. Less than 8 or 9 are less than 50' are located elsewhere in neighborhood (confirm).
- Applicant asked to summarize findings that could be made to support project:
- ▶ 1. It would increase the number of lots available in the neighborhood which would help facilitate the City reaching their State Mandate for available housing.
  - ▶ 2. Undeveloped lots pose a safety concern and by developing them as smaller lots increases the likelihood that they will be developed.
  - ▶ 3. Bulk and scale, they claim, would be reduced if the property is developed as two lots with view corridors between them as opposed to being developed as one larger, singular project, that maxes out the allowable height and FARs.
- ▶ **PRC not willing to support project as presented so we agreed to punt the project to the full Board for consideration.**

# Aerial View

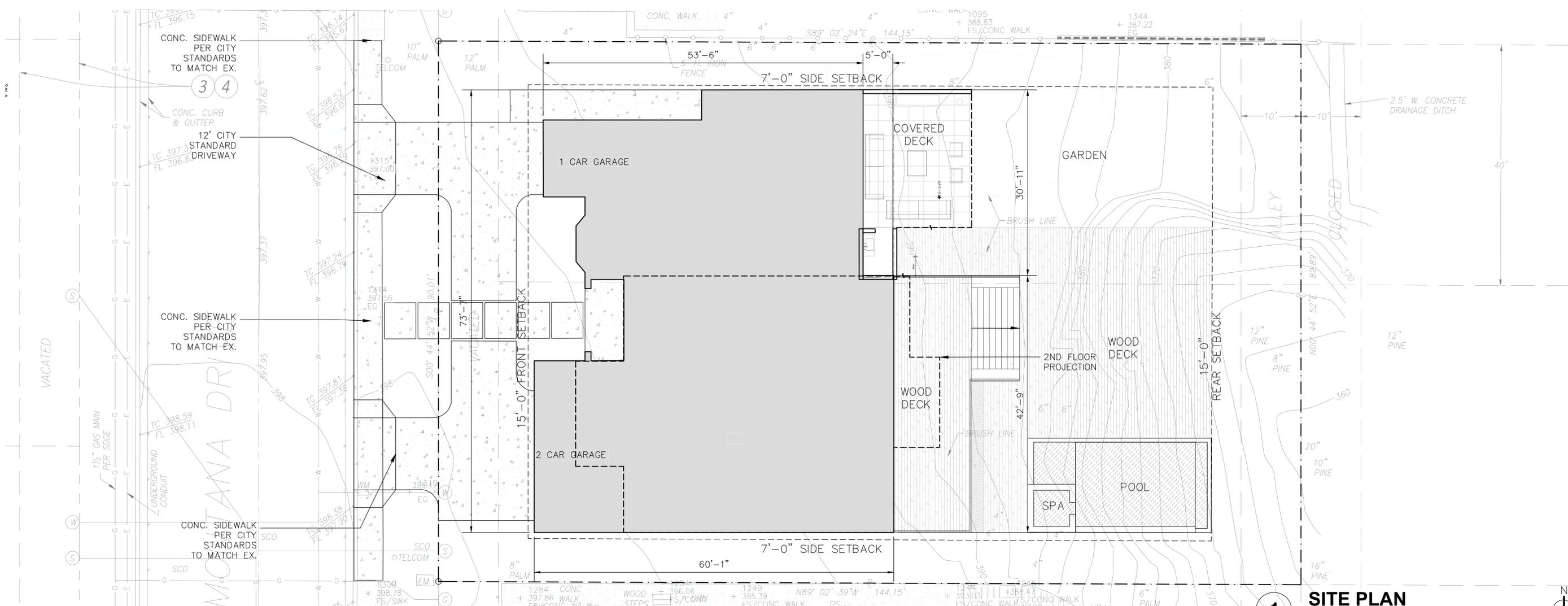
(In process)







4 Miramontana-110220.pdf



**AREA SUMMARY option A**

**BUILDING AREA: 7,400 SQ. FT. LOT COVERAGE: 0.30 FAR: 0.57**

HOUSE A	
1st FLOOR LIVING SPACE:	1,327.00 SQ. FT.
2nd FLOOR LIVING SPACE:	1,852.00 SQ. FT.
<b>TOTAL LIVING SPACE</b>	<b>3,179.00 SQ. FT.</b>
<b>BASEMENT AREA:</b>	<b>548.00 SQ. FT.</b>
(NOT INCLUDED ON F.A.R. ADJACENT GRADE IS 5' BELOW F.F.)	
<b>GARAGE AREA:</b>	<b>566.00 SQ. FT.</b>
<b>TOTAL GROSS AREA:</b>	<b>3,745.00 SQ. FT.</b>
HOUSE B	
1st FLOOR LIVING SPACE:	1,497.00 SQ. FT.
2nd FLOOR LIVING SPACE:	1,592.00 SQ. FT.
<b>TOTAL LIVING SPACE</b>	<b>3,089.00 SQ. FT.</b>
<b>BASEMENT AREA:</b>	<b>548.00 SQ. FT.</b>
(NOT INCLUDED ON F.A.R. ADJACENT GRADE IS 5' BELOW F.F.)	
<b>GARAGE AREA:</b>	<b>566.00 SQ. FT.</b>
<b>TOTAL GROSS AREA:</b>	<b>3,655.00 SQ. FT.</b>

**MAX. LOT COVERAGE:**  
LOT SIZE: 6,473 SQ.FT.  
MAX. LOT COVERAGE : 0.50 = 3,237 SQ.FT. [PER SDMC 131.0445 (a)]

HOUSE-A	HOUSE-B
1st FLOOR AREA= 1,893 SQ.FT.	1st FLOOR AREA= 2,063 SQ.FT.
1893/6473 SF LOT AREA= 0.29 ok.	2063/6473 SF LOT AREA= 0.31 ok.

**MAX. FLOOR AREA RATIO:**  
LOT SIZE: 6,473 SQ.FT.  
MAX. F.A.R. ALLOWED : 0.58 = 3,754 SQ.FT. [PER SDMC TABLE 131.04J]

HOUSE-A	HOUSE-B
GROSS AREA= 3,745 SQ.FT.	GROSS AREA= 3,655 SQ.FT.
3745/6473 SF LOT AREA= 0.57 ok.	3655/6473 SF LOT AREA= 0.56 ok.

**SETBACKS:**  
PER SDMC TABLE 131-04D RS-1-6 ZONES  
FRONT 15'-0"  
REAR 15'-0"  
SIDE (LOT WIDTH X .08 = 45x.08=3.6')  
(LOT WIDTH X 0.1 = 45x.1= 4.5')  
PROPOSED SETBACK= 5'-0"

**1 SITE PLAN SCALE: 1/8"=1'-0"**



**AREA SUMMARY option B**

**BUILDING AREA: 5,793 SQ. FT. LOT COVERAGE: 0.29 FAR: 0.44**

HOUSE A	
1st FLOOR LIVING SPACE:	1,740.00 SQ. FT.
2nd FLOOR LIVING SPACE:	1,965.00 SQ. FT.
<b>TOTAL LIVING SPACE</b>	<b>3,705.00 SQ. FT.</b>
<b>GARAGE AREA:</b>	<b>598.00 SQ. FT.</b>
<b>TOTAL GROSS AREA:</b>	<b>4,303.00 SQ. FT.</b>
ADU	
1st FLOOR LIVING SPACE:	1,190.00 SQ. FT.
<b>TOTAL LIVING SPACE</b>	<b>1,190.00 SQ. FT.</b>
<b>GARAGE AREA:</b>	<b>300.00 SQ. FT.</b>
<b>TOTAL GROSS AREA:</b>	<b>1,490.00 SQ. FT.</b>

**MAX. LOT COVERAGE:**  
LOT SIZE: 12,946 SQ.FT.  
MAX. LOT COVERAGE : 0.50 = 6,473 SQ.FT. [PER SDMC 131.0445 (a)]

1st FLOOR AREA= 1,740+598+1190+300 SQ.FT.  
3823/12946 SF LOT AREA= 0.29 ok.

**MAX. FLOOR AREA RATIO:**  
LOT SIZE: 12,946 SQ.FT.  
MAX. F.A.R. ALLOWED : 0.58 = 7,508 SQ.FT. [PER SDMC TABLE 131.04J]

GROSS AREA= 5,793 SQ.FT.  
5793/12946 SF LOT AREA= 0.44 ok.

**SETBACKS:**  
PER SDMC TABLE 131-04D RS-1-6 ZONES  
FRONT 15'-0"  
REAR 15'-0"  
SIDE (LOT WIDTH X .08 = 90x.08=7')  
PROPOSED SETBACK= 7'-0"

Scale:  
As Shown

Drawn:  
E. R.

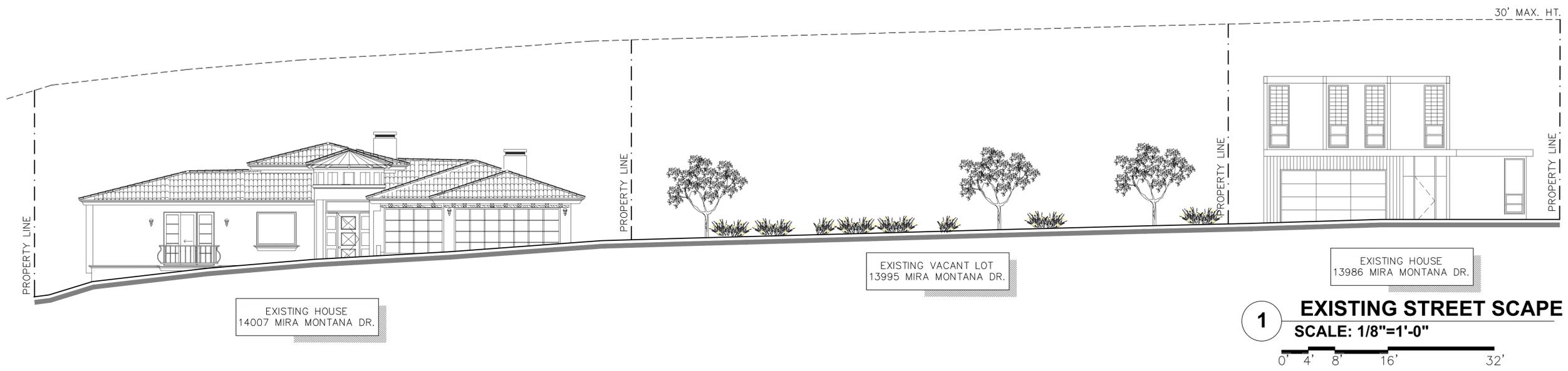
Checked:  
C. Wellman

Original Date	CDP SUBMITTAL
Revisions:	
01	05/08/20
02	06/24/20
03	07/30/20
04	11/02/20
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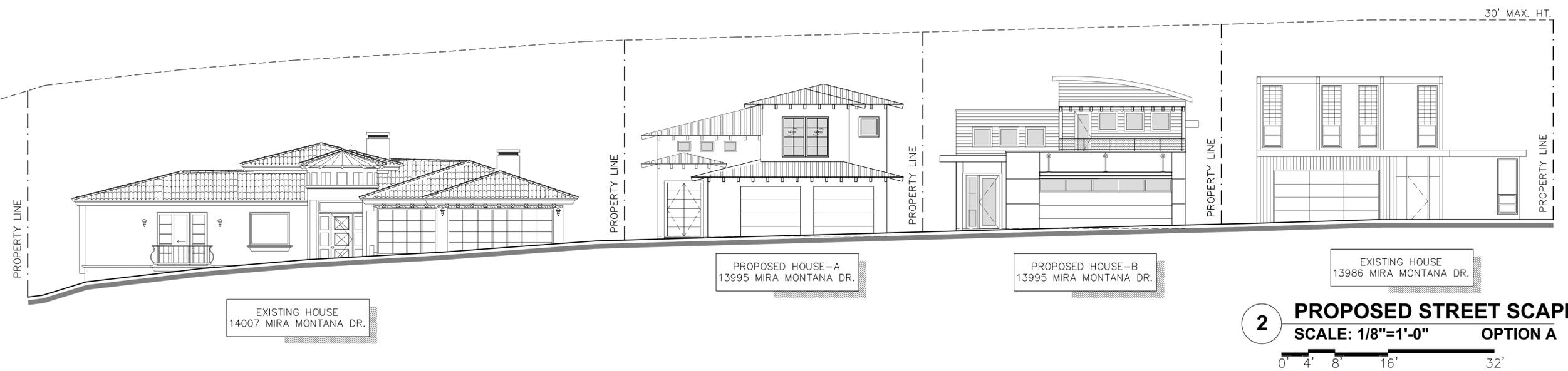
**VILLA MONTANA HOMES**  
13995 MIRA MONTANA DR.  
DEL MAR, CA. 92130

Sheet Title:  
SITE PLAN

DESIGN AND PLANS REPRESENTED BY THESE DRAWINGS ARE OWNED BY, AND THE PROPERTY OF, ALTA DESIGN & DEVELOPMENT. NONE OF SUCH DESIGN AND / OR PLANS SHALL BE USED WITHOUT THE WRITTEN PERMISSION OF ALTA DESIGN & DEVELOPMENT. NONE OF SUCH DESIGN AND / OR PLANS SHALL BE USED WITHOUT THE WRITTEN PERMISSION OF ALTA DESIGN & DEVELOPMENT. NONE OF SUCH DESIGN AND / OR PLANS SHALL BE USED WITHOUT THE WRITTEN PERMISSION OF ALTA DESIGN & DEVELOPMENT.



**1 EXISTING STREET SCAPE**  
SCALE: 1/8"=1'-0"  
0' 4' 8' 16' 32'



**2 PROPOSED STREET SCAPE**  
SCALE: 1/8"=1'-0" **OPTION A**  
0' 4' 8' 16' 32'



**3 PROPOSED STREET SCAPE**  
SCALE: 1/8"=1'-0" **OPTION B**  
0' 4' 8' 16' 32'

Scale:  
As Shown

Drawn:  
E. R.

Checked:  
C. Wellman

Original Date  
CDP SUBMITTAL

Revisions:

01	05/08/20
02	06/24/20
03	07/30/20
04	11/02/20
05	
06	
07	

**VILLA MONTANA HOMES**  
13995 MIRA MONTANA DR.  
DEL MAR, CA. 92130

Sheet Title:  
STREET SCAPE

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VILLA MONTANA HOMES  
13995 MIRAMONTANA DR SAN DIEGO CA.

Consultants

Scale:  
As Shown  
Drawn:  
E. R.  
Checked:  
C. Wellman

Original Date  
CDP SUBMITTAL

Revisions:	
01	05/08/20
02	06/24/20
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07	

**VILLA MONTANA HOMES**  
13995 MIRA MONTANA DR.  
DEL MAR, CA. 92130  
Sheet Title:  
CONCEPTUAL RENDER

**1** CONCEPTUAL RENDER  
SCALE: NTS.  
0' 4' 8' 16' 32'

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**3** PERSPECTIVE  
SCALE: NTS



**1** PERSPECTIVE  
SCALE: NTS



**4** PERSPECTIVE  
SCALE: NTS



**2** PERSPECTIVE  
SCALE: NTS

01	05/08/20
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**FLOOR PLAN NOTES:**

- ALL DIMENSIONS ARE TO BE FACE OF STUD, U.N.O.
- PROVIDE A MIN. 18" HIGH PLATFORM (FROM SOURCE OF IGNITION) FOR WATER HEATER AND/OR HEATING OR COOLING EQUIPMENT CAPABLE OF IGNITING FLAMMABLE VAPORS. (UPC 510.1)
- PROVIDE P&T VALVE, ROUTE DISCHARGE LINE TO EXTERIOR (UPC Sec. 1007.e)
- FIREPLACES WITH GAS LOG LIGHTERS REQUIRED TO HAVE THE FLUE DAMPER PERMANENTLY FIXED IN THE OPEN POSITION AND FIREPLACES WITH L.P. LOG LIGHTERS ARE TO HAVE NO "PIT" OR SUMP CONFIGURATIONS. (UMC Sec. 901.1 and Sec. 304.6)
- PROVIDE PERMANENTLY WIRED SMOKE AND CARBON MONOXIDE DETECTORS WITH BATTERY AS SHOWN.
- IN NEW CONSTRUCTION, REQUIRED SMOKE AND CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED W/ A BATTERY BACK-UP. SMOKE ALARM SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVER CURRENT PROTECTION (Sec. 907.2.10.2)
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- PROVIDE EXHAUST FAN CAPABLE OF 5 AIR CHANGES PER HOUR MINIMUM IN AN INTERIOR BATHROOM, VANITY OR LAUNDRY ROOM. VENTED DIRECTLY TO THE EXTERIOR (UPC Sec. 1205A) RESIDENTIAL BATHROOMS EXHAUST FANS SHALL BE ENERGY STAR RATED AND SHALL BE CONTROL BY HUMIDISTAT CAPABLE OF AN ADJUSTMENT BETWEEN 50 Y 80% HUMIDITY.CAL.GREEN 4.506.1
- PROVIDE EGRESS WINDOWS PER (UPC Sec. 310.4)
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- STATE HEALTH AND SAFETY CODE SEC 17921.9 BANS THE USE OF CHLORINATED POLYVINYL CHLORIDE (CPVC) AND CROSS LINKED POLYETHYLENE (PEX) FOR INTERIOR WATER SUPPLY PIPING.
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- THE USE OF PAINTS, COATING, STAINS, OR OTHER SURFACE TREATMENTS ARE NOT AN APPROVED METHOD OF PROTECTION AS REQUIRED IN THE CHAPTER. 9CBC Sec. 704A.4.1)
- GLAZING FRAMES MADE OF VINYL MATERIALS SHALL HAVE WELDED CORNERS, METAL REINFORCEMENT IN THE INTERLOCK AREA, AND BE CERTIFIED TO THE MOST CURRENT EDITION OF ANSI/AAMA/NWDA
- WINDOW OPENING CONTROL DEVICES SERVING EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL COMPLY WITH ASTM F2090 (CRC R310.1.1)

**CALGREEN NOTES:**

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- PERMANENT VACUUM BREAKERS SHALL BE INCLUDED WITH ALL NEW HOSE BIBBS.
- PER 2016 CGBSC SEC. 4.303.2 PLUMBING FIXTURES WATER CLOSETS AND URINALS) AND FITTINGS (FAUCETS AND SHOWERHEADS) SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE (CPC) AND TABLE 1401.1
- STATE HEALTH AND SAFETY CODE SEC 17921.9 BANS THE USE OF CHLORINATED POLYVINYL CHLORIDE (CPVC) AND CROSS LINKED POLYETHYLENE (PEX) FOR INTERIOR WATER SUPPLY PIPING.
- PROVIDE LAVATORY FAUCETS WITH A MAXIMUM FLOW OF 1.2 GPM @ 60 PSI. LAVATORY FAUCET SHALL NOT HAVE A FLOW RATE LESS THAN 0.8 GPM AT 20 PSI.
- PROVIDE SHOWERS HEADS WITH A MAXIMUM FLOW OF 2.0 GPM @ 80 PSI WHEN SHOWER IS PROVIDED WITH MULTIPLE SHOWER HEADS THE COMBINED FLOW RATE OF ALL SHOWERHEADS AND/OR OTHER SHOWER OUTLET CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 2.0 GPM @80 PSI OR THE SHOWER SHALL BE DESIGNED TO ONLY ALLOW ONE SHOWERHEAD OUTLET TO BE OPERATION AT A TIME.HANDHELD SHOWERS ARE CONSIDERED SHOWERHEAD Cgc 4.303.1.3.2
- PROVIDE KITCHEN FAUCETS WITH A MAXIMUM FLOW OF 1.8 GPM @ 60 PSI
- PROVIDE METERING FAUCETS WITH A MAXIMUM FLOW OF 0.25 GALLONS PER CYCLE
- PER 2016 GREEN CODE SEC. 4.503.1 ANY INSTALLED GAS FIREPLACE SHALL BE A DIRECT-VENT SEALED-COMBUSTION TYPE. ANY INSTALLED WOOD STOVE OR PELLET STOVE SHALL COMPLY WITH U.S. EPA PHASE II EMISSION LIMITS WHERE APPLICABLE.WOOD STOVES, PALLET STOVES AND FIREPLACES SHALL ALSO COMPLY WITH APPLICABLE LOCAL ORDINANCE.
- ENVIRONMENTAL AIR DUCTS AND EXHAUST TERMINATIONS SHALL TERMINATE NOT LESS THAN 3 FEET FROM A PROPERTY LINE AND 3 FEET FROM OPENINGS INTO THE BUILDING

Scale:	As Shown
Drawn:	E. R.
Checked:	C. Wellman

Original Date	CDP SUBMITTAL
01	05/08/20
02	06/24/20
03	07/30/20
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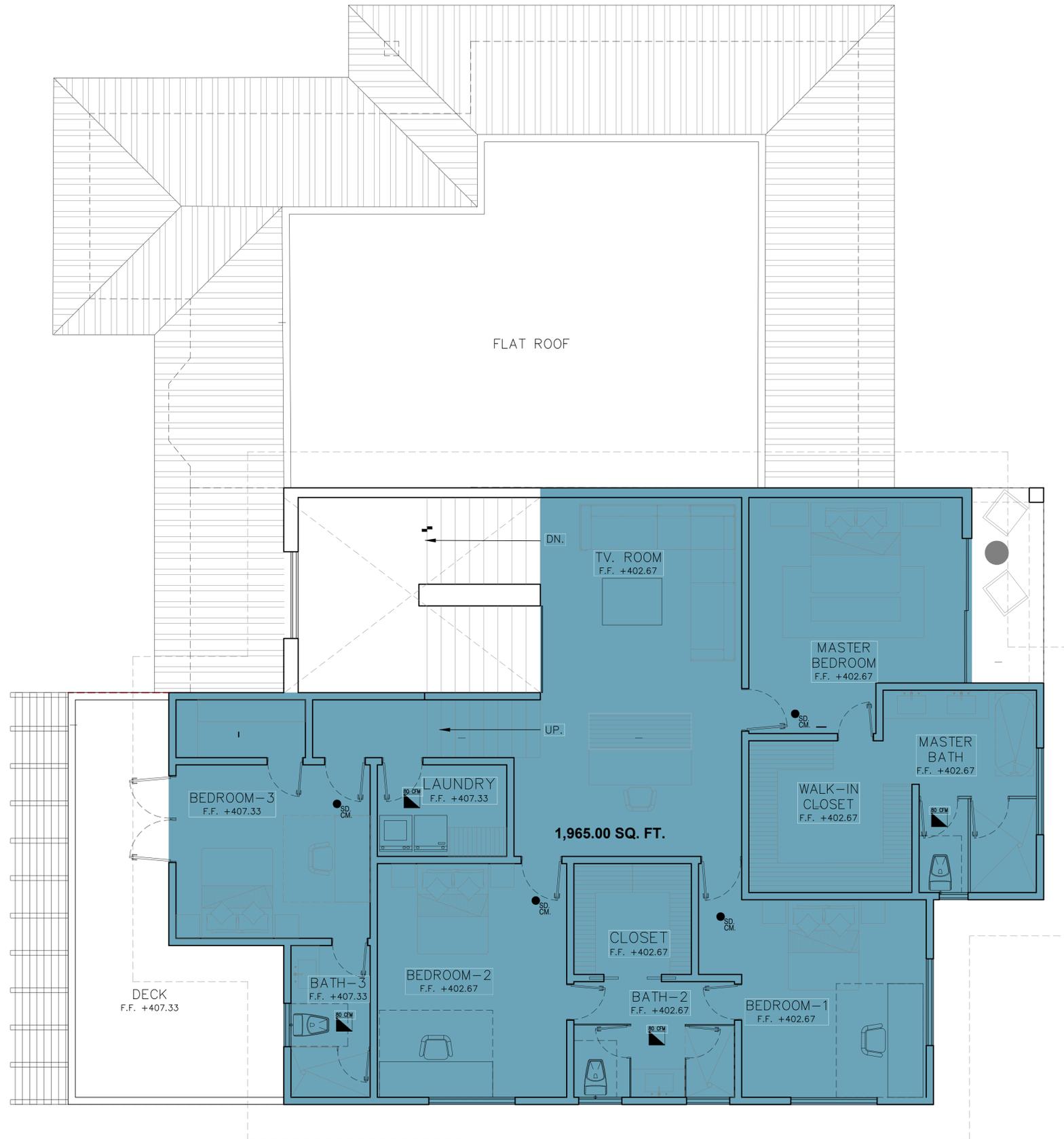
**VILLA MONTANA HOMES**  
13995 MIRA MONTANA DR.  
DEL MAR, CA. 92130  
Sheet Title:  
1st FLOOR PLAN



**1 1st FLOOR PLAN**  
**SCALE: 1/4"=1'-0"**



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**1** 2nd FLOOR PLAN  
 SCALE: 1/4"=1'-0"  
 0' 2' 4' 8' 16'



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- PROVIDE KITCHEN FAUCETS WITH A MAXIMUM FLOW OF 1.8 GPM @ 60 PSI
- PROVIDE METERING FAUCETS WITH A MAXIMUM FLOW OF 0.25 GALLONS PER CYCLE
- PER 2016 GREEN CODE SEC. 4.503.1 ANY INSTALLED GAS FIREPLACE SHALL BE A DIRECT-VENT SEALED-COMBUSTION TYPE. ANY INSTALLED WOOD STOVE OR PELLET STOVE SHALL COMPLY WITH U.S. EPA PHASE II EMISSION LIMITS WHERE APPLICABLE.WOOD STOVES, PALLET STOVES AND FIREPLACES SHALL ALSO COMPLY WITH APPLICABLE LOCAL ORDINANCE.
- ENVIRONMENTAL AIR DUCTS AND EXHAUST TERMINATIONS SHALL TERMINATE NOT LESS THAN 3 FEET FROM A PROPERTY LINE AND 3 FEET FROM OPENINGS INTO THE BUILDING

**ALTA**  
 DESIGN/DEVELOPMENT  
 4445 Eastgate Mall Suite 400  
 San Diego, California 92121  
 T: 858-362-8500

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Consultants

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Scale:  
 As Shown

Drawn:  
 E. R.

Checked:  
 C. Wellman

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Original Date  
 CDP SUBMITTAL

Revisions:	DATE
01	05/08/20
02	06/24/20
03	07/30/20
04	11/02/20
05	
06	
07	

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**VILLA MONTANA HOMES**  
 13995 MIRA MONTANA DR.  
 DEL MAR, CA. 92130

Sheet Title:  
 2nd FLOOR PLAN

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**A02.3**  
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